WARRANTY DEED

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00

D. Criswell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF MARCH, 2014.

Lynne Ward
Notary Public

MY COMMISSION EXPIRES: 2/28/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rick G. Mansfield, Attorney, 110 South Maple Street, Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Abbie Butler	Capstar Bank	Map & Parcel
(NAME) 2420 Anson Lane	(NAME) 2002 Richard Jones Rd. Suite 300A	173-09-0-A-810.00 CO
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David Criswell, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Abbie Butler, single woman**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, and being all of Lot No. 698, on the Plan of Section Three of Phase Eight, Lenox Village Subdivision, as shown on plan and survey of record in Instrument #20070807-0093891, and Plat of record in Instrument #200608240104608, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to David Criswell, married, by deed form The Secretary of Housing and Urban Development, of Washington, DC, as shown of record in Instrument #20130514-0048592, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a HOA Charter of record in Instrument #2002041200458l, Register's Office for Davidson County, Tennessee. This conveyance is also subject to a Master Deed of record in Instrument #200203150032825; Instrument #200212260158459; and Instrument #200603210032382; to restrictive covenants of record in Instrument #200203150032826; Instrument #200212260158458; and Instrument #200603210032383; to easements of record in Instrument #200109180100849; Instrument #200109180100850; Instrument #200109180100851; Instrument #200109180100852; and Instrument #200512130149579; Instrument #201309160097049; and Instrument #20060824010468; Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictive covenants of record.
This property is not now, nor ever has been the primary residence of the Grantor, used for investment purposes only!.

unimproved ☐

This is improved ☒ property, known as 2420 Anson Lane, Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20140019913 DEEDWARR
Recvd: 03/25/14 14:23 2 pgs
Fees:13.00 Taxes:628.63

20140325-0024517

Witness my hand this 14th day of March, 2014.

David Criswell

BY: Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Joseph Liggett, with whom I am personally acquainted, on behalf of David Criswell, and who acknowledged that he executed the same as the free act and deed of the said David Criswell, and for the purposes therein contained by virtue of that certain Power of Attorney duly executed by the said David Criswell, and appearing of record in Record Book 1120, page 1167, Register's Office for Rutherford County, Tennessee.

Witness my hand and official seal at Murfreesboro, Tennessee this 14th day of March, 2014.

Commission expires: 5/20/17

Notary Public

KEVIN N. LOWRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY